

**OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION**

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# PLEASE NOTE

**National Register of Historic Places (National Register)** nominations are considered **drafts** until listed by the Keeper of the National Register (Keeper). Nominations can be changed at the State Historical Resources Commission meeting based on comments received by, but not limited to:

- Local governments;
- Owners;
- State Historic Preservation Officer;
- Office of Historic Preservation Staff;
- State Historical Resources Commission; and
- General public.

National Register nominations may also be changed by the Keeper prior to listing. Nominations needing substantive changes may require recirculation to all interested parties for additional review and comment.

**California Register of Historical Resources** nominations are considered **drafts** until approved for listing or formally determined eligible for listing by the State Historical Resources Commission. Nominations can be changed at the State Historical Resources Commission meeting based on comments received by, but not limited to:

- Local governments;
- Owners;
- State Historic Preservation Officer;
- Office of Historic Preservation Staff;
- State Historical Resources Commission; and
- General public.

**California Points of Historical Interest** nominations are considered **drafts** until approved for listing by the State Historical Resources Commission and the Director of California State Parks. Nominations can be changed at the State Historical Resources Commission meeting based on comments received by, but not limited to:

- Local governments;
- Owners;
- State Historic Preservation Officer;
- Office of Historic Preservation Staff;
- State Historical Resources Commission;
- General public.

State of California X The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) Edson House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: Not for Publication ☒ Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 3 of \_\_\_\_\_ 3 of Sec \_\_\_\_\_; B.M. \_\_\_\_\_  
c. Address 2197 East Lemon Heights Drive City North Tustin Zip 92705  
d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Assessor Parcel Number: 502-334-06

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Edson House, constructed in 1933, is located in Lemon Heights, a residential neighborhood in North Tustin, Orange County composed of houses of varying ages and styles. The house sits 445 feet above sea level on an irregular triangular-shaped .93-acre parcel. The 5,000 square-foot residence is an excellent example of the Spanish Colonial Revival style of architecture, exhibiting numerous character defining features of the style. The Edson House retains a high degree of historic integrity.

(Continued on page 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front Entry Courtyard, November, 2005, DSC7688.JPG

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both  
1933, First American Title & Orange County Hall of Records

\*P7. Owner and Address:  
Ronald Davidson  
2197 E. Lemon Heights Drive  
North Tustin, CA 92705

\*P8. Recorded by:  
Ronald Davidson  
2197 E. Lemon Heights Drive  
North Tustin, CA 92705

\*P9. Date Recorded:  
March, 2008

\*P10. Survey Type: (Describe)  
California Register Nomination

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") none

\*Attachments: \_\_\_\_\_ NONE \_\_\_\_\_ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

\_\_\_\_\_ Archaeological Record \_\_\_\_\_ District Record \_\_\_\_\_ Linear Feature Record \_\_\_\_\_ Milling Station Record \_\_\_\_\_ Rock Art Record

\_\_\_\_\_ Artifact Record \_\_\_\_\_ Photograph Record ☒ Other (List): Photographs, 1938 & 1955 Aerial Photographs, Floor Plan

## BUILDING, STRUCTURE, AND OBJECT RECORD

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\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) Edson House

B1. Historic Name: Edson House

B2. Common Name: same

B3. Original Use: Single Family Residence

B4. Present Use: Same

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

1933: House and 2 & 1/2 car garage constructed for the Edson family.

1960: Construction of bedroom and bath addition by architect Bob Halford LL Pen and contractor Chadick & Ross with permit.

1969: Construction of horse shelter and corral by contractor R. J. Grella at far southerly back yard with permit. Removed in 2001.

1977: Unspecified interior alterations by architect Les Kephart with permit.

1979: Construction of covered spa and deck behind garage permitted in 1985. Spa and deck removed in 2000.

1988: Construction to expand garage to a 3 car garage with covered porch by contractor Richard Cornes with permit. Removed in 2000.

1989: Quitclaim Deed relinquishing egress and ingress shared driveway easement previously shared with easterly neighbor along the northern property line in order to allow each home to have separate driveways.

2000: Recessed back 9 feet from original, reconstruction of 3 car garage, with permit, to allow better ingress and egress and enhance street visibility to house. Stucco walls and clay tile roof matches house material and style. The roof was changed from a pitch to a hip roof design to broaden street view to the house.

2001: Import of 8,000 yard of fill dirt by Civil Eng. G. Bart Stryker and Geotechnical Eng. James R. Coleman, with permit, to build 2 large level pads on the southerly back yard by contractor BigHorn Grading & Engineering Inc. Also, the house was connected to the public sewer system with permit.

2007: Construction of 800-square-foot swimming pool with spa and 360 square foot pool house, with permits.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Swimming pool, pool house, gazebo, fountain, 5 foot diameter pepper tree, extensive wrought iron fencing & gates, stucco block walls, numerous specimen pepper, pine, palm and Chinese elm trees.

B9a. Architect: unknown b. Builder: unknown

\*B10. Significance: Residential Architecture

Area North Tustin (Lemon Heights)

Period of Significance 1933

Property Type Residential

Applicable Criteria 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Edson House is eligible for listing in the California Register under Criterion 3 as an excellent example of a Spanish Colonial Revival style residence in North Tustin, Orange County. Edson House exhibits numerous character defining features of the Spanish Colonial Revival style, including an asymmetrical shape with horizontal massing, cross gable, low-pitched roof with narrow eaves, stucco walls and chimney finishes, arcade walkways, walled courtyards, cast stonework, patterned tile floors and wall surfaces, balconies, extensive wrought iron trim, and wood casement windows. The Edson House retains historic integrity.

(Continued on page 5)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

Bldg. Permits, Tax Assessor records, Los Angeles Times, Orange County Archives, County Hall of Records, First American Title, Journal of the Society of Architectural Historians, May 1967, Volume XXVI, Number 2, David Gebhard, "The Spanish Colonial Revival in Southern California (1895 - 1930)" pages 131 to 147. (Continued on page 10)

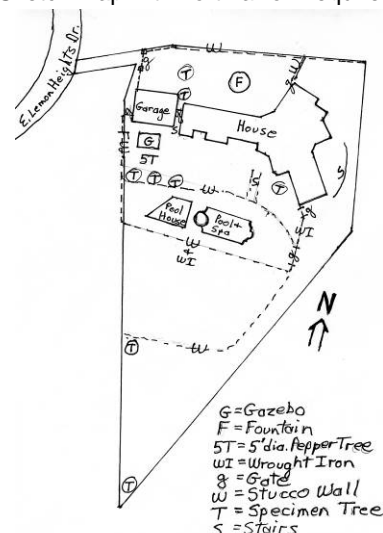
B13. Remarks:

\*B14. Evaluator: Ronald Davidson

\*Date of Evaluation: March, 2008

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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Trinomial

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\*Resource Name or # (Assigned by recorder) Edson House

\*Recorded by: Ronald Davidson

\*Date March, 2008

☒ Continuation      ☐ Update

**P3a. Description Continued.**

The Edson House is a two-story residence with attached garage built in 1933 in the Spanish Colonial Revival architectural style. The foundation is of concrete, with a small portion of the house constructed on a concrete-walled basement. Interior walls are of plaster over metal and wood lath and exterior walls are of stucco. The roof is clay tile. Y-shaped in plan, the main living areas are located in the top level and the bottom level is below the northern grade elevation. Extending from the elongated bottom portion of the "Y" running east-west, is a three-car enclosed garage occupying the building's western end. The garage has a concrete foundation, stucco walls, and a clay tile roof.

From the street, a short shared entry drive services the egress and ingress for the Edson House and the two side east and west neighboring properties. Entrance to the house is through an electric sliding wrought iron gate added in 1988, onto a stamped concrete driveway and motor courtyard that simulates the look of terracotta tile, centered by a circular raised planter and fountain. The driveway and motor courtyard has a tall stucco wall along the northerly property line and passes under two massive Chinese elm trees that appear to be contemporary with the house, situated between the garage and house structures. This tall stucco wall along the northerly property line was constructed in 1989 after a Quitclaim deed was executed which relinquished an ingress/egress easement between the Edson property and the easterly neighboring property. Up until 1989 both properties shared a common driveway and the Edson property had an enclosed pedestrian courtyard. In 1989 when the easement was relinquished, the northerly wall to that courtyard was removed and reconstructed along the property line. That change enhanced the appearance and privacy of both properties without altering the character and style of the Edson House. The house and the property in close proximity to the house, is in excellent condition and has seen little alteration since its construction.

From the access street and upon entering the driveway and motor courtyard, the house front gives the appearance of a single story L-shaped residence since the second story is below the northern grade and the remaining southern extension to the actual Y-shape is not visible. Typical of the Spanish Colonial Revival style, the house front has loggias with 12 columns with two tiered ribbons at the top of each that extend five feet from the house with arches between the columns. The two entry columns are larger in size and have two ornate wrought iron lights on the front face. Three pairs of 10 glass pane wooden doors are spaced along the east-west house front each of which has two sets of 10 glass pane wooden stationary doors on each side. The north-south house front has one pair of 10 glass pane wooden doors, one 8 glass pane metal window and one small glass tiled window.

The front entry is at the intersection point of the L-shape and has a massive four foot wide wooden door with original ornate metal knobs, lock and back plates. The entry is octagonal in shape and extends four feet higher than the rest of the pitched roof line and has two rare stained glass/beveled 1' x 3' windows, known to predate the age of the house, horizontally placed at the top of the northern and southeastern sections of the octagon wall. At the center of the raised entry roof is a fixed in place wrought iron NSEW directional weather vane with coordinating arrow.

The northerly view from the front of the house looks slightly up toward neighboring hills and distant mountain tops, which on a clear winter day can be seen with snow caps. The rooms on this top level include the entry; south from the entry is an elongated octagonal dining room, stairway landing and large 18' x 34' living room with fireplace. The living room leads to a 6' deep x 18' wide covered balcony supported by 2 large beams. East from the entry is a hallway which passes the first bathroom, laundry room, bedroom/den and leads into the kitchen. West from the entry is the master bedroom wing, with a hallway that passes the study, master bathroom and leads into the master bedroom with fireplace. Typical of the Spanish Colonial Revival style, the master bedroom and study have doors that lead to uncovered balconies that are 5' x 10' and 5' x 20' respectively. Based upon direct conversations with Royce A. Edson, copies of a 1960 permit, and close examination of the house, a small addition was constructed which extended the westerly side of the house on the upper level by 20 feet. The permit was for a bedroom and bath, which are now the master bedroom and a remodeling and expansion of the original bathroom. Since the permit stated 856 square feet were added, it is also known that the lower level underneath the master bedroom wing was enclosed that had previously been an open area walled in on three sides and supported on the southerly side by columns.

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\*Date March, 2008

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**P3a. Description Continued.**

The solid oak hardwood stairway, framed by large glass windows on the southerly side, leads down to the second story level comprised of the family room with fireplace located underneath the living room with the same southern and eastern views. The southerly end of the family room opens to a 10' x 18' covered balcony. The family room contains a bathroom and passage to the cellar which has been remodeled into a non-functioning wine cellar, storage area and furnace room. The furnace is the original furnace, manufactured by the Beverly Hills Furnace Company and was one of the first forced air models made at that time (which essentially took the predecessor gravity flow design and extended it with a fan unit). A hallway leads down to the guest wing located directly under the first level master bedroom wing and has two bedrooms with adjoining bathroom. Based upon direct conversations with Royce A. Edson, the forth owner Pamela P. Turner and a 1977 permit for Interior Alterations, it is known that the main interior alteration was transforming the lower level previously enclosed in 1960 to create these 2 bedrooms and adjoining bathroom.

A new 3-car garage was reconstructed in 2000. The aforementioned Quitclaim deed in 1989 relinquished ingress/egress rights along the northerly property line and eliminated what had been a shared driveway with the Edson property and the easterly neighbor, and allowed two separate driveways to be constructed. The result however, had created a tight turning radius into and out of the original garage location. The new 3-car garage was located 9 feet back, in a southerly direction, to improve the access into and out of the garage. This relocation also expanded the street view into the Edson property which had been partially blocked by the original garage and its front pitch roof design. The roof design of the new garage was changed from a pitch roof to a hip roof, the result also contributed to the expanded view from the street into the property. The design of the new garage replicated the original design and is consistent with the style and character of the main residence. The garage doors are bordered by three columns with two tiered ribbons at the top with arches between the columns. Consistent with the house, the garage replicated shallow overhanging eaves with milled wood accents, the exterior surfaces are white stucco, and the roof is the same clay tile shape and color.

The exterior detailing of the Edson House remains remarkably original. The main entry door hardware, 10 of the light fixtures, and many of the doors and windows are original, although the original metal kitchen window above the sink was replaced with a greenhouse window in 1986. One window and two doors have decorative wrought iron enclosures. A grouping of original Spanish tiles, accent the exterior front entry door ceiling. The exterior doors, windows and eaves are painted dark brown, the exterior siding, columns and walls are white stucco and the roof material is "S" shaped reddish/terracotta clay tile.

The house interior is finished with plaster walls and ceilings that impressively show no signs of cracking or deterioration, evidence of the overall solid foundation and construction material and workmanship. Many of the formal rooms have arched entries and the living, dining and study rooms showcase the original oak hardwood flooring and although the interior has been entirely remodeled in recent years, many of the original characteristics and materials were preserved and/or restored. The kitchen, for example, has the original solid wood cabinets that were completely stripped and repainted with a finished look that compliments the original era, enhanced with modern appliances and countertops and backsplashes that utilized updated materials. Most of the interior doors are original updated with new hardware and some of the original tile was preserved such as the main living room and family room fireplaces, one bathroom shower and lower level hallway. Throughout the interior, features such as light switches and plugs, light fixtures, flooring, plumbing fixtures, and bathrooms were updated using colors and materials that are consistent with or compliment the remaining preserved elements of the house.

Originally the back yard, which comprised most of the property, had a descending slope to the far southerly point of the property. In order to better utilize that area of the property, two large level pads were constructed in 2001 by importing 8,000 cubic yards of fill, under permit. Following down 21, 5' wide stairs from the southerly back of the house leads to the first level pad, set at 420 feet above sea level, which has a 20' x 40' traditional style swimming pool and spa, large lawn, cobblestone walkway and patio, and 360 square foot pool house that was designed and built consistent with the style, materials and character of the main residence. The features on this first pad were done by permit and completed in 2007. An 8' wide grass ramp connects the first ramp to the second lower level pad that is set at 400 feet above sea level and is used as a large grass lawn area.

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\*Resource Name or # (Assigned by recorder) **Edson House**

\*Recorded by: Ronald Davidson

\*Date March, 2008

☒ Continuation      ☐ Update

**P3a. Description Continued.**

The Edson House exhibits a high degree of physical and historical integrity. The minor alterations done to the house over the years were done consistent with the original style and architecture and only complimented the original residence. The Edson House once sat within a multi-acre parcel that had small livestock and citrus groves. The original parcel was subdivided in later years, the exact dates of which are unknown. Nonetheless, at .93 acres, the property still possesses a street appeal of some grandeur, and neighboring streets and dwellings looking up to the property from south are rewarded by a scene of an estate size period residence with sprawling mature landscaped grounds. The location of the house was fortuitously selected, since the elevation and location receives a comforting breeze that commonly flows through open screened doors at each end of the house. Construction the house with the lower second level below grade on the northerly side, quality of construction, roofing materials, planting of southerly trees that now filter a good portion of the house from the sun, combined with the common breeze through the house, to date have precluded the necessity to install air conditioning units.

The integrity of feeling is retained by the dwelling sitting upon a high elevation with dramatic views to the south and southeast that extends for miles past Irvine, El Toro and Laguna Hills and extends well over the neighboring community of Tustin Ranch Estates. The east and west property lines have tall mature hedges and fencing that shields the home from the incursion of neighbors. The perimeter of the house on the east and west sides and the southern back have extensive colored cement patios, tiled and wooden stairways, lawn areas with lushly landscaped planters. Further, the originality of materials, surfaces and detail creates a dramatic period feeling of the early 1930's. As related to the integrity of association, the subject property has remained a single-family residence associated with other dwellings of the same architectural style and period.

**B10. Significance Continued.**

**Historic Context**

**North Tustin**

The community of North Tustin is predominately residential and exists in unincorporated Orange County in the Third Supervisorial District. It is bounded on the north by the City of Orange; to the west by the City of Tustin; to the south by the City of Irvine; and to the east by Peters Canyon National Park. North Tustin is comprised of approximately 288 square miles. The Lemon Heights neighborhood comprises roughly 2 square miles in the east central side of North Tustin.

The area was originally part of Rancho San Antonio, a 62,500-acre rancho granted in 1801 to Jose Antonio Yorba and encompasses the area including the modern cities of Santa Ana, Tustin, Olive, Orange, Villa Park, Costa Mesa and Newport Beach. The rancho was subdivided numerous times. The City of Tustin (southwest of the property) was founded in 1868, although growth of the community was slow. Over the next decades, agricultural developed due in part to an abundant supply of water turned Tustin into the center of a productive agricultural area of specialty crops. By the turn of the century, groves of apricots and walnuts were gradually replaced by the more profitable Valencia oranges. The City of Tustin was incorporated in 1927 when the population had exceeded 900. Tustin's growth accelerated during the 1950's due to freeways, quality schools and post-war industries that attracted thousands of people and by 1970 the population had jumped to 32,000 as houses continued to replace orange grove. As of the 2006 census, the population of Tustin is over 70,000 people.

James Irvine Jr. owned the land containing North Tustin and Lemon Heights by 1893. Irvine incorporated his land holdings under the Irvine Company and began shifting ranch operations from sheep to field crops, olive and citrus orchards in 1894. In 1906, C.E. Utt, Sherman Stevens and James Irvine formed the San Joaquin Fruit and Investment Company. The company developed under lease, 400 acres of orange and lemon groves and initiated both irrigation and swamp draining in the area known today as Lemon Heights. In the 1920's, the San Joaquin Fruit and Investment Company subdivided its lease into 40-acre plots and sold them, and the new plot owners became members of the Frances Citrus Association.

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\*Date March, 2008

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**P10. Significance Continued.**

**Edson House**

Norman L. Edson constructed the Edson House in 1933.<sup>1</sup> At that time, only 13 other homes existed in Lemon Heights and only 65 homes existed in all of North Tustin. Few buildings remain from this period of development, and of those remaining, several have been significantly altered. In the years that followed, there was gradual subdivision of the once large parcels to allow further home construction which gradually replaced the citrus groves that had dominated the area. Residents were attracted to the hilly/small mountainous terrain of Lemon Heights that afforded windy roads, dramatic views, and tranquil settings within a strictly residential community mostly comprised of custom homes on minimum ½ acre lots. Today, North Tustin has approximately 10,000 homes.

The current owner of the Edson House, and Recorder of this nomination application, knew Royce and Myra Edson as next door neighbors (described below) from January 1985 until their deaths in 1988 and 1987 respectively and they had shared detailed accounts on many occasions about the history of the Edson House.

In August 1959, Royce and Myra Edson sold the Edson House to Philippe A. and Patricia Clavier who were the owners until May 1964. Prior to this sale, Royce and Myra Edson executed a Grant Deed with James Utt as Trustee of Estate of the deceased C. E. Utt, in June 1958, obtaining additional adjacent land. Also in June 1958, Royce and Myra Edson executed a Grant Deed with The Irvine Company granting an easement to The Irvine Company for road and public utility purposes that would also extent to the Edson House and the adjacent acreage owned by Edson. Royce and Myra Edson subdivided their adjacent acreage, selling some of the lots, but keeping a 1 & ½ acre lot next to the Edson House on the westerly side, at 2201 E. Lemon Heights Drive, and constructed a home which they moved into in November 1960 which became their residence until their deaths.

In 1960, the Clavier's hired an architect Bob Halford LL Penn and contractor Chadick & Ross to construct an addition to the house. Based upon direct conversations with Royce and Myra Edson, copies of a 1960 permit, and close examination of the house, a small addition was constructed which extended the westerly side of the house on the upper level by 20 feet. The permit was for a bedroom and bath, which are now the master bedroom and a remodeling and expansion of the original bathroom in that location. Since the permit stated 856 square feet were added, it is also known that the lower level underneath the master bedroom wing was enclosed that had previously been an open area walled on three sides and supported on the southerly side by columns.

In May 1964, the Clavier's sold the Edson House to Donald C. and Rae E. Olson. Donald Olson was a prominent dentist and his brother was to become the President of AT&T in later years. The Olson's had contractor R. J. Grella build a horse shelter with permit in the far southerly backyard property in 1969 where their horse, Mr. Boots, was kept. The Olson's raised their children in

<sup>1</sup> August 7 1959 Deed of Trust filed at the Orange County Hall of Records which references the deed to Norman L. Edson et ux recorded July 8, 1933 in book 621 page 277 and also confirmed in First American Title. There are no documents at the Orange County Hall of Records that predate the early 1950's. The house was completed in 1933 without permits and before more stringent building regulations were established to a large extent as a result of the devastating Long Beach earthquake that occurred that same year. Investigation at the Orange County Tax Assessor regrettably found no original recording of the house description and size, as their records appear to date back to the early/mid 1970's. The Orange County Archivist also confirmed that there were no documents in the archives that predate the early 1950's except for aerial photograph dating back to 1938 which shows the Edson House. Norman L. Edson willed the Edson House to his son Royce A. Edson. The names of Royce A. Edson (1909 -1988) and his wife Myra L. Edson (1912 - 1987) appear as the owners of the Edson House in Grant Deeds from the 1950's.

the Edson House and when the children grew up and moved out they did not need the space and in 1976 they moved into the smaller neighboring house next to the Edson House on the easterly side, at 2195 E. Lemon Heights Drive, which they had owned and used as rental property and lived there until they moved to Monterey in 1989. Ironically, when Ronald Davidson moved into the Edson House in January 1985, both next door neighbors were retired couples, Edson and Olson that had both lived in and owned the Edson House and both couples contributed historical information to Ronald Davidson.

**(Continued on page 7)**

DRAFT

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**P10. Significance Continued.**

In September 1976 the Olson's sold the Edson House to Stephen E. Turner and Pamela Porterfield who were married shortly thereafter. The Turner's hired architect Les Kephart and interior alterations were permitted and completed in 1977. Based upon direct conversations with Royce A. Edson, and Pamela P. Turner who visited Ronald Davidson at the Edson House in 2003, it is known that the main interior alteration was a complete remodeling of the master bathroom and transforming the lower level underneath the Master Bedroom wing that was previously enclosed in 1960 to create the 2 bedrooms and adjoining bathroom that exist today. The Turner's lived in the house only a short time, and in 1977 sold the Edson House to Jerome M. and Roxanne Higman. The Higman's had a covered spa and deck constructed a short distance behind the garage and when they sold the Edson House in December 1984 to Ronald E. and Elene L. Davidson they were required to obtain a permit which was completed in February 1985.

**Spanish Colonial Revival Style Architecture**

Edson House is an example of Spanish Colonial Revival style architecture. During the 1920s, the popularity of a variety of revival architectural styles soared in the Southern California region as applied to buildings of every type and size. Of the revival styles, the Spanish Colonial Revival was the most prevalent. Other revival styles included the American Colonial Revival, English/Tudor Revival, and French Eclectic style.

The similarity to the climate and landscape of Spain was a primary motivation for architects to use the Spanish Revival style of architecture in houses throughout California, southern Arizona, New Mexico and Texas; the regions of America with Hispanic pasts. After the opening of the Panama Canal its popularity was heightened by the Spanish Colonial buildings in the Panama California Exposition of 1915 in San Diego and a resurgence of interest in Spanish, Mediterranean, and Latin American cultures. Southern California architecture of the 1920s and 1930s reflects the melding of expressive architectural elements influenced by the architecture and culture of Mexico, Spain, Italy and the Islamic world of North Africa. Sometimes labeled Spanish Eclectic, Spanish Colonial Revival style enjoyed its greatest popularity between 1915 and 1940.

The Spanish Colonial Revival style is characterized by a combination of detail from several eras of Spanish and Mexican architecture. The style predominately uses stucco wall and chimney finishes, low-pitched clay tile gable or flat roofs, narrow or no overhanging eaves, and arches especially above entry doors and between columns. Additional character defining features of the Spanish Colonial Revival style include:

- Asymmetrical shape with horizontal massing, cross gables and side wings
- Flat roof and parapets, or hipped roof
- Accent towers, turrets and chimneys
- Columns and pilasters
- Carved doors
- Courtyards
- Carved stonework or cast
- Patterned tile floors and wall surfaces
- Small porches or balconies
- Decorative iron trim
- Wood casement or tall, double-hung windows
- Arcades, loggias and patios
- Low garden walls
- Outdoor stairs with metal rails and grillwork

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**P10. Significance Continued.**

**Evaluation**

Under Criterion 3, the Edson House embodies the distinctive characteristics of a style, type and period. The Edson House is a representative and highly intact example of the Spanish Colonial Revival style as applied to a single-family residence erected during the 1920's and 1930's, the heyday of revival style architecture in the Southern California region. Additionally, the house appears to be one of the finest examples of the few remaining examples of the style extant in the North Tustin and Lemon Heights area. When the Edson House was built in 1933, only 13 other homes existed in the 2 square mile radius of Lemon Heights. The main character defining features of the residence that are expressed in the Edson House are stucco walls and chimney finishes, low-pitched roofs, small overhanging eaves, and arches above the entry door and between columns. The Edson house also possesses many other characteristics that are also found in houses and buildings of the Spanish Colonial Revival architecture such as its asymmetrical shape with horizontal massing, cross gables and side wings, columns in the front and back of the house, 3 large courtyards, cast stonework, patterned tile floors and wall surfaces, 4 balconies, extensive wrought iron trim, wood casement windows, arcades in the front and back of the house, low garden walls, and 5 sets of outdoor stairs.

The Edson House retains enough of its historic character to convey its significance as an excellent example of Spanish Colonial Revival style architecture constructed in 1933. While the Edson House now sits on a now reduced size parcel, it retains the feeling of a grand estate house perched high atop the hills of Lemon Heights amidst a setting of mature landscaping and is visible from miles away by thousands of residents and passerby's. Alterations to the property, including a small addition to the building's west end, the addition of a semi-detached three-car garage, landscaping modifications to both front courtyard and rear yard, the construction of a swimming pool and pool house, do not significantly compromise the property's integrity. While integrity of setting is somewhat compromised, the Edson House retains high integrity of location, design, materials, workmanship, feeling and association.

**B12. References Continued.**

Orange County Hall of Record:

Date	Book	Page	Type
6/4/1958	4305	213	Grant Deed
6/20/1958	4326	377	Grant Deed
8/7/1959	4381	96	Grant Deed
11/1/1960	5492	38	Notice of Completion
5/14/1964	7043	946	Grant Deed
9/30/1976	11907	820	Grant Deed
12/16/1977	12495	1030	Grant Deed

Date	Document #	Type
12/27/1984	84-532547	Deed of Trust
6/10/1987	87-327767	Full Reconveyance
8/30/1989	89-465484	Quitclaim Deed
10/6/1993	93-0680222	Quitclaim Deed

**Oral Interviews:**

Royce A. Edson- 1985 to 1988 next door neighbor to Ronald Davidson, numerous conversations.

Myra L. Edson- 1985 to 1987 next door neighbor to Ronald Davidson, numerous conversations.

Donald C. Olson- 1985 to 1989 next door neighbor to Ronald Davidson, numerous conversations.

Rae E. Olson- 1985 to 1989 next door neighbor to Ronald Davidson, numerous conversations.

Pamela P. Turner- Fall of 2003 visited Ronald Davidson during a trip to Southern California and discussed the house for 3 hours.

(Continued on page 9)

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\*Resource Name or # (Assigned by recorder) **Edson House**

\*Recorded by: Ronald Davidson

\*Date **March, 2008**

**X** Continuation      Update

**B12. References Continued.**

The following links are the websites and specific web-pages used to obtain information about the resource:

[http://en.wikipedia.org/wiki/Spanish\\_Colonial\\_Revival\\_Style\\_architecture](http://en.wikipedia.org/wiki/Spanish_Colonial_Revival_Style_architecture)  
[http://www.architect.com/Spanish\\_Revival.html](http://www.architect.com/Spanish_Revival.html)  
<http://www.laokay.com/SpanishColonialRevival.htm>  
<http://www.pelhampreservationsociety.com/id32.html>  
<http://san-clemente.org/sc/inf/Current/DowntownVision/Oct18scr.pdf>  
<http://www.latimes.com/classified/realestate/news/communities/2005/la-re-guide29may29,0,5714377.story>  
<http://www.ci.irvine.ca.us/about/history.asp>  
<http://www.tustinhistory.com/>  
[http://en.wikipedia.org/wiki/Tustin,\\_California](http://en.wikipedia.org/wiki/Tustin,_California)  
<http://www.tustinca.org/about/index.htm>  
<http://www.orangecounty.net/cities/Tustin.html>  
<http://www.letsqoseeit.com/index/county/ora/tustin/loc01/museum.htm>  
<http://books.google.com/books?id=35WQOduN1F4C&pg=PA139&lpg=PA139&dq=Utt+Juice+company&source=web&ots=EKRANKYD7a&sig=r0yFpt4N7uLbVFHqWgnDJfi57FY&hl=en>  
[http://en.wikipedia.org/wiki/Irvine,\\_California](http://en.wikipedia.org/wiki/Irvine,_California)  
[http://www.irvine.org/about\\_irvine/ranch.shtml](http://www.irvine.org/about_irvine/ranch.shtml)  
<http://www.ucpress.edu/books/pages/HL0156.php>  
<http://www.foothillcommunities.org/>

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\*Resource Name or # (Assigned by recorder) Edson House

\*Recorded by: Ronald Davidson

\*Date March, 2008

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Photographs:



03/10/2008, 4:49pm, gated driveway entrance and motor courtyard from street, view toward east, CIMG0618.JPEG



03/10/2008, 5:00pm, gated driveway entrance and motor courtyard to street, view toward west, CIMG0627.JPEG

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\*Resource Name or # (Assigned by recorder) Edson House

\*Recorded by: Ronald Davidson

\*Date March, 2008

☒ Continuation      ☐ Update

Photographs (Continued):



03/10/2008, 5:06pm, view from front entrance door to motor courtyard, view toward northwest, CIMG0636.JPEG



11/22/2005, 1:42pm, front entry door, view toward south, DSC7680.JPEG

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\*Resource Name or # (Assigned by recorder) Edson House

\*Recorded by: Ronald Davidson

\*Date March, 2008

☒ Continuation

☐ Update

Photographs (Continued):



03/10/2008, 5:06pm, front entry door, view toward south, CIMG0637.JPEG



03/10/2008, 5:00pm, view of north house side, view toward east, CIMG0628.JPEG

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\*Resource Name or # (Assigned by recorder) Edson House

\*Recorded by: Ronald Davidson

\*Date March, 2008

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Photographs (Continued):



03/10/2008, 5:02pm, view of east house side, view toward south, CIMG0630.JPEG



03/10/2008, 5:02pm, view of east house side, view toward west, CIMG0631.JPEG

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\*Resource Name or # (Assigned by recorder) Edson House

\*Recorded by: Ronald Davidson

\*Date March, 2008

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Photographs (Continued):



03/10/2008, 4:50pm, view of west house side, view toward northeast, CIMG0619.JPEG



03/10/2008, 4:59pm, view of garage back & gazebo, view toward northwest, CIMG0626.JPEG

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\*Resource Name or # (Assigned by recorder) Edson House

\*Recorded by: Ronald Davidson

\*Date March, 2008

☒ Continuation

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Photographs (Continued):



11/22/2005, 1:32pm, view of west house side and house back, view toward east, DSC7669.JPEG



03/10/2008, 4:53pm, view of house back, view toward northwest, CIMG0621.JPEG

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\*Resource Name or # (Assigned by recorder) **Edson House**

\*Recorded by: Ronald Davidson

\*Date March, 2008

☒ Continuation      ☐ Update

Photographs (Continued):



03/10/2008, 4:56pm, view of back yard, pool house and house back, view toward northeast, CIMG0624.JPEG



10/11/2007, 2:48pm, view from pool house of house back, view toward east, CIM0013.JPEG

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\*Resource Name or # (Assigned by recorder) **Edson House**

\*Recorded by: Ronald Davidson

\*Date March, 2008

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Photographs (Continued):



10/11/2007, 2:50pm, view of pool and pool house, view toward south, CIMG0017.JPEG



10/11/2007, 2:50pm, view of pool and pool house, view toward east, CIMG0003.JPEG

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\*Resource Name or # (Assigned by recorder) Edson House

\*Recorded by: Ronald Davidson

\*Date March, 2008

☒ Continuation      ☐ Update

Photographs (Continued):



11/22/2005, 1:21pm, view of interior entry,  
view toward north, DSC7632.JPEG



11/22/2005, 1:17pm, view of living room, view toward east, DSC7617.JPEG

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\*Recorded by: Ronald Davidson

Photographs (Continued):

\*Resource Name or # (Assigned by recorder) Edson House

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11/22/2005, 1:19pm, view of stairway upper level landing, view toward southwest, DSC7622.JPEG



11/22/2005, 1:26pm, view of stairway lower level and hallway, view toward west, DSC7649.JPEG

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\*Resource Name or # (Assigned by recorder) Edson House

\*Recorded by: Ronald Davidson

\*Date March, 2008

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1938, first recorded aerial photograph obtained from the Orange County Archives. The red arrow was added to identify where the Edson House was located. The top of the photograph would be facing north.



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\*Resource Name or # (Assigned by recorder) Edson House

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\*Date March, 2008

☒ Continuation      ☐ Update

1955, second recorded aerial photograph obtained from the Orange County Archives. The red arrow was added to identify where the Edson House was located. The top of the photograph would be facing north.



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\*Resource Name or # (Assigned by recorder) **Edson House**

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\*Date March, 2008

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**Floor Plan of the Edson House**

